



Planning the Future of 3rd to 7th Bay

community update 2005

So what's happening at 3rd-7th Bay?

Norfolk Redevelopment & Housing Authority (NRHA) is developing a plan for the future of the property it owns between 3rd Bay and 7th Bay streets in East Ocean View. The property is about 20 acres and is immediately recognizable by the many large oak trees on the site.

Based on recommendations from the community last summer, NRHA decided that the site will include both park space and housing, and is now engaged in a planning and design process to figure out the details. No decisions have been made regarding how much of the site will be dedicated to either housing or park space – that will be one important outcome of the planning process. The other types of decisions that will be made through the planning process include:

- What type of housing will be built?
Who will live there?
- What will be the role of the park in the community?
- What type of housing is most suitable to integrate with park space?
- What will be the character of the housing?
The character of the park?
- What activities take place in the park?
What type of amenities will be available?

What's your role? NRHA is committed to engaging the community in the 3rd-7th Bay planning process. In early March, a focus group was held with stakeholders with a range of interests and expertise to kick-start the planning process. A variety of opinions were expressed, and the designers are currently working to synthesize the feedback received. On March 30 and 31 the planning will continue. Urban Design Associates will lead a design charrette that

we hope you will be able to attend (see additional details on this page).



You're Invited **PLEASE JOIN US**



Focus Group members studied maps of 3rd to 7th Bay to make suggestions for housing and park space.

NRHA and Urban Design Associates will hold a design charrette March 30-31 to develop design alternatives for NRHA's property between 3rd Bay and 7th Bay Streets in East Ocean View. Public feedback and perspectives are an important part of the design process, and we want to hear from you. Please join us Bayview Recreation Center, 8613 Willow Terrace, adjacent to Bayview Elementary School for the following events:

Informal Open House
Wednesday, March 30
5:00 to 8:00 p.m.

This is a chance to see the designers at work, see the designs as they evolve, and share your thoughts with members of the design team.

Public Workshop
Thursday, March 31
7:00 to 9:00 p.m.

The designers will present design alternatives and then host a discussion to seek public feedback on the alternatives.



FAQ

Frequently Asked Questions



There are a number of questions that have been raised over time regarding the 3rd – 7th Bay site. We have listed some of the most frequently asked questions here, along with answers. If you have others, please ask us!

Some History

It was in the late 1980's that the community raised the need to look at opportunities to improve in the area, and in July 1989 NRHA completed a Conservation and Redevelopment Plan for the East Ocean View Project Area. At that time, only a small percentage of the buildings were in good condition, and there were a number of signs of social, economic, and environmental decline. It was clear that the area needed for a comprehensive improvement program to encourage and assist in the repair of the neighborhood's housing stock and for an overall revitalization of the community. Work has been under way ever since to make those improvements.

No decisions have been made to date regarding how much of the 3rd-7th Bay site will be dedicated to either residential development or park space. But NRHA has committed to a mix of both uses on the site. The next step involves developing a more detailed plan for the property, which is something that NRHA is working with Urban Design Associates (Ray Gindroz and his team) to develop. Much of this work will happen over the next several weeks through a planning process in which the community has an important role.

Challenges of the Site

A number of factors need to be considered when planning the 3rd–7th Bay site, including conditions that now exist at the site. As you know, flooding is a challenge faced by properties throughout Norfolk, and whatever is planned for this site needs to recognize that flooding will occur.

There are also existing trees and homes on the site that need to be incorporated and considered in the ultimate site plan. Are there other challenges and/or constraints that need to be considered through the planning process? If so, please let us know (see contact information on back page of this update).

Q: Why did NRHA decide that the site would be best used as a combination of park and residential uses?

A: *We believe that it's important to find a balance between different needs in the area and on for the site. That is also the advice we received from the community's Project Area Committee.*

Q: Has the NRHA already decided what will go on the site?

A: *The only decision made to date is that the site will include both park and residential areas. All other details will be determined through the design process, which started this month.*

Q: Is there a minimum number of houses NRHA needs to put on the site?

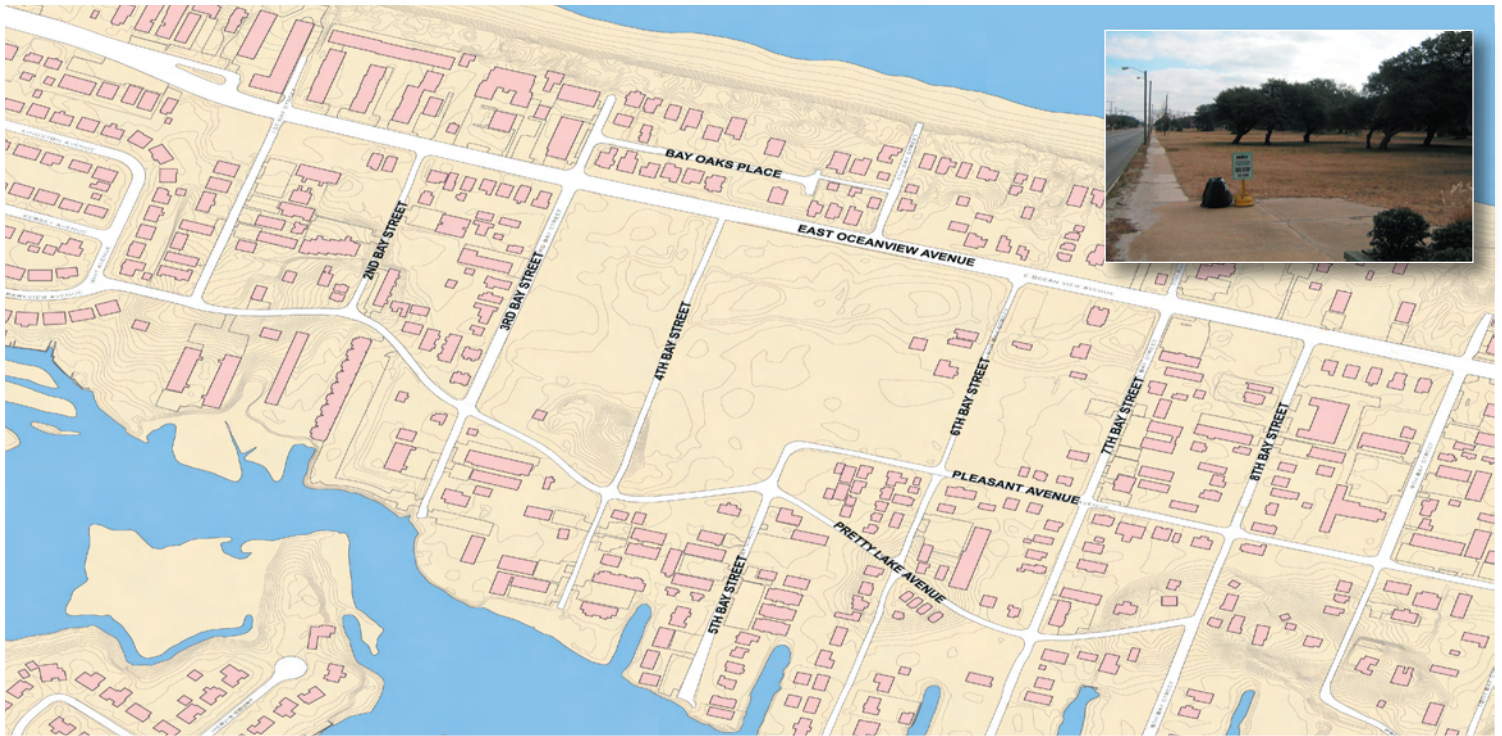
A: *Economics will be one of the factors that needs to be considered when making decisions regarding the future of the site; however, we have not identified a minimum number of units at this time. An important point is that the costs of land acquisition, infrastructure required to service the site, and development of the park are covered by the residential development. We expect that there will be a range in the number of housing units required on the site to make the development of both the residential and park areas financially feasible. The number of units will depend on the type of housing, price of each housing unit, the market value of the land, and the size, character and quality of the park. The NRHA is open to suggestions regarding the various types of housing that could be developed on this site.*

Q: Are you preserving the oak trees?

A: *We would like to keep as many of the oak trees as possible. We have retained an expert arborist to advise us on the health of the trees and how to ensure that they stay healthy.*

Q: Even if you protect the oak trees at this stage, won't the infrastructure constructed underground kill their extensive root systems?

A: *Utilities are typically constructed underneath roadways. As a re-*



sult, the construction of infrastructure should only impact the trees that would need to be removed because they are in the road alignment. An independent arborist retained by NRHA has indicated that the root system of these trees lie very close to the surface, and generally are similar in size to the canopy of the tree.

Q: Is Norfolk deficient in park space?

A: The City has looked at the northeast quadrant of the city and has found that the amount of park exceeds the guideline identified in the Virginia Outdoors Plan (2002).

Q: Will more development compound the flooding problem by increasing the amount of impervious surface on the site?

A: It depends. It has the potential to if not mitigated properly – for example through the construction of a stormwater management pond, pervious paving, rain gardens, etc. A goal of the process would be to use the plan and the infrastructure serving the development to improve site drainage and other conditions in the area.

Q: What will NRHA do with the existing homes on the site?

A: NRHA has no plans to acquire any additional property on this site, although we are open to discussing purchases if the homeowners want to sell voluntarily. Also, if the owners of those homes are interested, there is a fund they can apply to that – if they qualify – supports the rehabilitation of homes.

The presence of those homes on the site is one of a number of factors that need to be considered through the design process.

Q: Did NRHA continue acquiring properties on the site even after receiving a letter from the school board saying that the site was not needed for a school?

A: NRHA received the letter in March 2003, but as you may know, many in our organization were not aware of the letter until much later that year. We've reviewed the property purchases made by NRHA at the site:

- From the inception of the project until February 2003, we acquired 53 properties, three of which went to condemnation
- From March 2003 until the present, we have acquired two properties, both of which were voluntary sales.

Q: How much did NRHA spend to date to acquire property on 3rd-7th Bay?

A: Approximately \$5 million.

Q: How much will it cost to build the infrastructure required at the site?

A: It depends on the type of housing as well as the size and character of the park.

Have questions? Want more details?

For more information about the 3rd–7th Bay planning process, please see the NRHA website at:

www.nrha.us

or contact:

NRHA Neighborhood Manager

Stephen Barney

Telephone: 533-4687

Fax: 314-1300

Email: sbarney@nrha.norfolk.va.us



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P.O. Box 968 Norfolk, VA 23501

(757) 623 .1111

TDD# (800) 545.1833, ext. 548

www.nrha.norfolk.va.us



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